

## Bauer, Patrick B

---

**From:** pbb338koser@aol.com  
**Sent:** Monday, July 31, 2017 4:36 PM  
**To:** Bauer, Patrick B  
**Subject:** Re: Supplemental Zoning Commissioner Questions

-----Original Message-----

From: Greg Stiltner <gstiltner@stiltnelectric.com>  
To: pbb338koser <pbb338koser@aol.com>; jimglasgow <jimglasgow@q.com>; jhoughton <jhoughton@iclawnet.net>  
Cc: uhclerk <uhclerk@yahoo.com>; zoning <zoning@university-heights.org>; ballard <ballard@lefflaw.com>; jbilskemper <jbilskemper@shive-hattery.com>; louisebob <louisebob@mchsi.com>  
Sent: Mon, Jul 31, 2017 4:15 pm  
Subject: Re: Supplemental Zoning Commissioner Questions

Pat, here are our responses thus far. We will continue to answer questions as they come. Thank you for all your time.

Greg Stiltner  
President  
Stiltner Electric Inc  
340 Herky St  
North Liberty, IA 52317  
Ph: 319-626-2800  
Cell: 319-631-1803  
Fax: 319-626-3709



---

**From:** <[pbb338koser@aol.com](mailto:pbb338koser@aol.com)>  
**Date:** Monday, July 24, 2017 at 4:24 PM  
**To:** <[gstiltner@stiltnelectric.com](mailto:gstiltner@stiltnelectric.com)>, <[jimglasgow@q.com](mailto:jimglasgow@q.com)>, <[jhoughton@iclawnet.net](mailto:jhoughton@iclawnet.net)>  
**Cc:** <[uhclerk@yahoo.com](mailto:uhclerk@yahoo.com)>, <[zoning@university-heights.org](mailto:zoning@university-heights.org)>, <[ballard@lefflaw.com](mailto:ballard@lefflaw.com)>, <[jbilskemper@shive-hattery.com](mailto:jbilskemper@shive-hattery.com)>, <[louisebob@mchsi.com](mailto:louisebob@mchsi.com)>  
**Subject:** Supplemental Zoning Commissioner Questions

Below are a couple of supplemental questions from me and another three from Larry Wilson. Questions from the other zoning commissioners were solicited but as of this afternoon have not been received.

To be included with other agenda attachments for next Tuesday meetings, written responses should be submitted by 5:00 p.m. next Monday (July 31).

PAT BAUER

[Comparison with Marriott in Coralville](#)

The SpringHill Suites Marriott at 1001 25th Avenue in Coralville was identified as generally comparable to the building proposed for 901 Melrose Avenue. Please specify the anticipated differences in mass and scale (including footprint and height) and if possible provide one or more diagrams illustrating those differences.

*The Coralville project has a footprint of 13,573 sf on a 1.84-acre lot. The University Heights project would have a footprint of 19,749 sf on a 3.74-acre lot. The height of the two projects would be approximately the same as they both have five floors. The University Heights project would not exceed a height of 65 ft. As mentioned, the design process will include strategize to minimized the perceived mass of the structure.*

#### Basis/Assumptions of Hotel/Motel and Property Tax Estimations

Please detail the assumed components of the annual estimates of \$427,000 in hotel/motel taxes and \$220,000 in property taxes, and explain whether such estimates took into account the possible construction of a hotel/conference center on the University Club parcel in University Heights and/or an Element extended-stay hotel at Burlington & Clinton in Iowa City.

*Answer to tax assumptions and building height---Keith Westerkamp is our basis for tax assumptions and room count minimum. His resume is impressive and usually is part of his appraisal.*

*Property tax = 3.6% of revenue*

*Hotel tax = 7% of revenue*

*Appraisers in our market use these values as regional averages and are consistent with national averages.*

*The annual estimates for property and hotel/motel tax were provided by a third party using current market conditions and industry standards. The final property tax levy would be assessed by the Johnson County assessor after completion of the project. The hotel/motel levy would be determined by the voters of University Heights.*

Josh's comment,

Josh Schamberger, President, Iowa City/Coralville Area CVB's response: The hotel/motel tax projections I provided Pat Bauer on 7/20 (per his request) do not reflect a hotel project on the University Club parcel. That is because there is no current plan for a hotel on this parcel. There is only the University of Iowa having publicly expressed a desire to offer this parcel for lease to potential hotel developers. This is no different than anyone offering land in this town for lease to a hotel developer. It remains to be seen what level of interest there would be here...especially after all of the known additional supply coming into the market.

The lodging tax projections I provided to Pat are nothing more than my opinion based on current STR market actuals, new inventory being developed, and this particular 145-room hotel location and it being a Courtyard by Marriott.

LARRY WILSON

We met with Larry Wilson on Saturday morning and discussed these items as well.

#### Building Height

The disparity of the proposed hotel height (5 stories) and the adjacent single-family homes is too great given the proximity to the homes. Lowering the height of the hotel would reduce the parking need and provide more room to provide a more effective buffer strip along the west property boundary and more space to potentially accommodate or adaptively reuse the existing historic building. Demonstrate why the hotel would not be viable at a 3 or 4-story height.

*After review of area market conditions and financial analysis, the current room count was deemed critical. To adhere to design standards and maximize the use green space and the bike trail, a five-floor property is essential. In addition, the preserved gap in height could be slightly less as the elevation of some western neighbors is approximately 14 feet higher than the elevation of the proposed lot.*

#### Adequacy of West Buffer

There seems to be little room to buffer the existing single-family homes to the west which are about 150ft from the hotel to the back door of residence on Olive Ct. and closer to the ones along the east side of the gravel drive (Melrose Ct). There apparently will be about a 10-12ft planting strip left on the east side of the proposed bike trail for the existing row of trees along the bike path (total of about 22ft minus the 10ft bike path. This is very little space to try to save existing mature trees, especially when the their roots to the east will be covered by parking, raising air & water for roots and construction damage concerns and place their survival in jeopardy. In addition, if the tree row is infilled with new trees, even sizable ones, it will be several years before they add much to buffer a 5-story building. This buffering will not be sufficient given the proximity, height and mass of the hotel and needs significant improvement. The following is an update to the response I sent below and in regard to the "Adequacy of West Buffer" Question:

Please see the attached for three options addressing possible west buffer solutions. Further descriptions of the options are as follows:

#### Option 1

Option one includes a slope of 3.1 to 1 planted with varying types of vegetation which would include shade trees, evergreen trees (dwarf) , deciduous shrubs, evergreen shrubs, groundcovers and flowers. This option includes preserving the Norway Spruce located along the west of the trail until which time they must be removed. At that time columnar trees, such as Armstrong Red Maple, Autumn Spire Red Maple, Shawnee Brave Cypress, Columnar White Pine, Columnar Douglas Fir, Columnar Norway Spruce, and other columnar plant options will be planted as replacements.

#### Option 2

Option 2 shifts the trail cross section eastward and includes a low retaining wall with a residential scale fence to block headlights and views to parking area. The planting buffer than to the west is enlarged to accommodate the existing Norway spruce and more plantings of varying layers, from deciduous shrubs, indigenous groundcovers and flowers (American Ginger, prairie trillium), to columnar evergreen and deciduous trees.

#### Option 3

Option three shows the Existing Norway Spruce removed and replaced by a 6' residential scale privacy fence. The fence would serve to block the car headlights and provide privacy to the adjacent neighborhood. Native vines and groundcovers would be planted along the fence. Some of these groundcovers may include Wild Ginger, ferns, Climbing Hydrangea and other options. This option shows one of the pedestrian lights which would be a full cut-off led light (see attached image and definition of cutoff light. The 3.5:1 slope would include plantings varying from deciduous shrubs, evergreens, flowers and groundcovers.

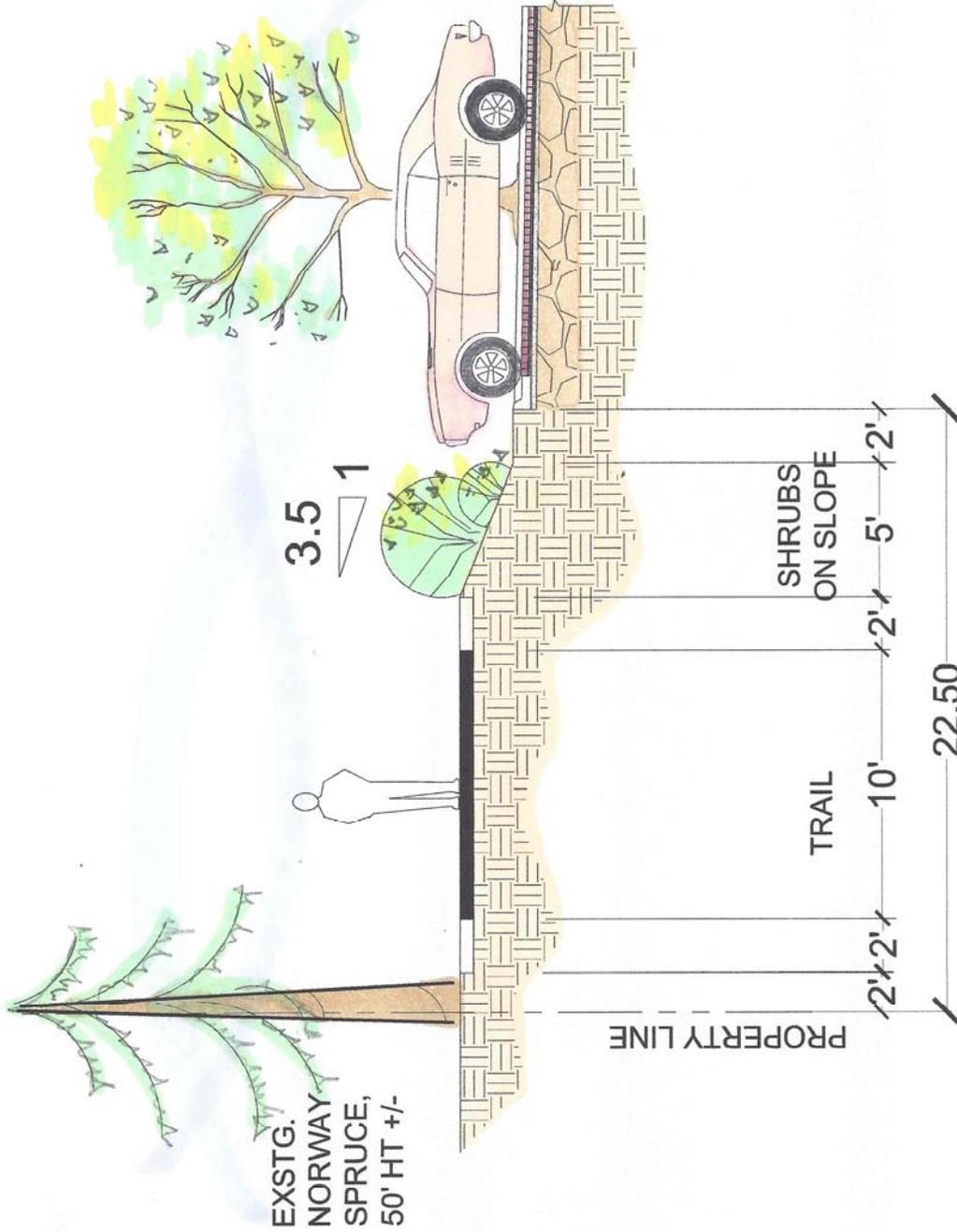
Structural soil is proposed for under the permeable pavement to provide air, soil and moisture to tree and plant roots. Structural soil is basically a stone on stone load bearing system with soil in void spaces. Structural soil mixes are two-part systems consisting of stone for strength and soil for horticultural requirements of trees and shrubs. Structural soils depend on a load-bearing stone system to support the pavement. The lattice of the stone provides a stone to stone contacts while allowing interconnected voids for root penetration, air and water movement.

*We appreciate those concerns and believe the current positioning of the proposal allows for the most buffer space to the neighbors to the west. As you note, we are limited in the additional buffer space available. However, we are hopeful the revitalization of the 22-foot-wide bike trail to the east of Melrose Ct. neighbors will help significantly. In addition to serving as an amenity to the community, it will also be the best buffer possible. By maneuvering the bike trail around the space to accommodate as many mature trees as possible, utilizing permeable pavers in the parking areas to help root systems, and with the help of our landscape architect we believe we can create a strong and beautiful buffer area.*

#### Historic House

The historic house on the property is apparently eligible for the national register. This is an important community resource. How does the developer intend to accommodate the building?

*We understand the history of the structure and its importance to community members. No matter if it is deemed eligible for the registry or not, the developers are open to donating the structure to any individual or group willing and able to accommodate the building*



7-29-2017

**ULPII**  
 340 Herky Street  
 North Liberty, Iowa  
 52317

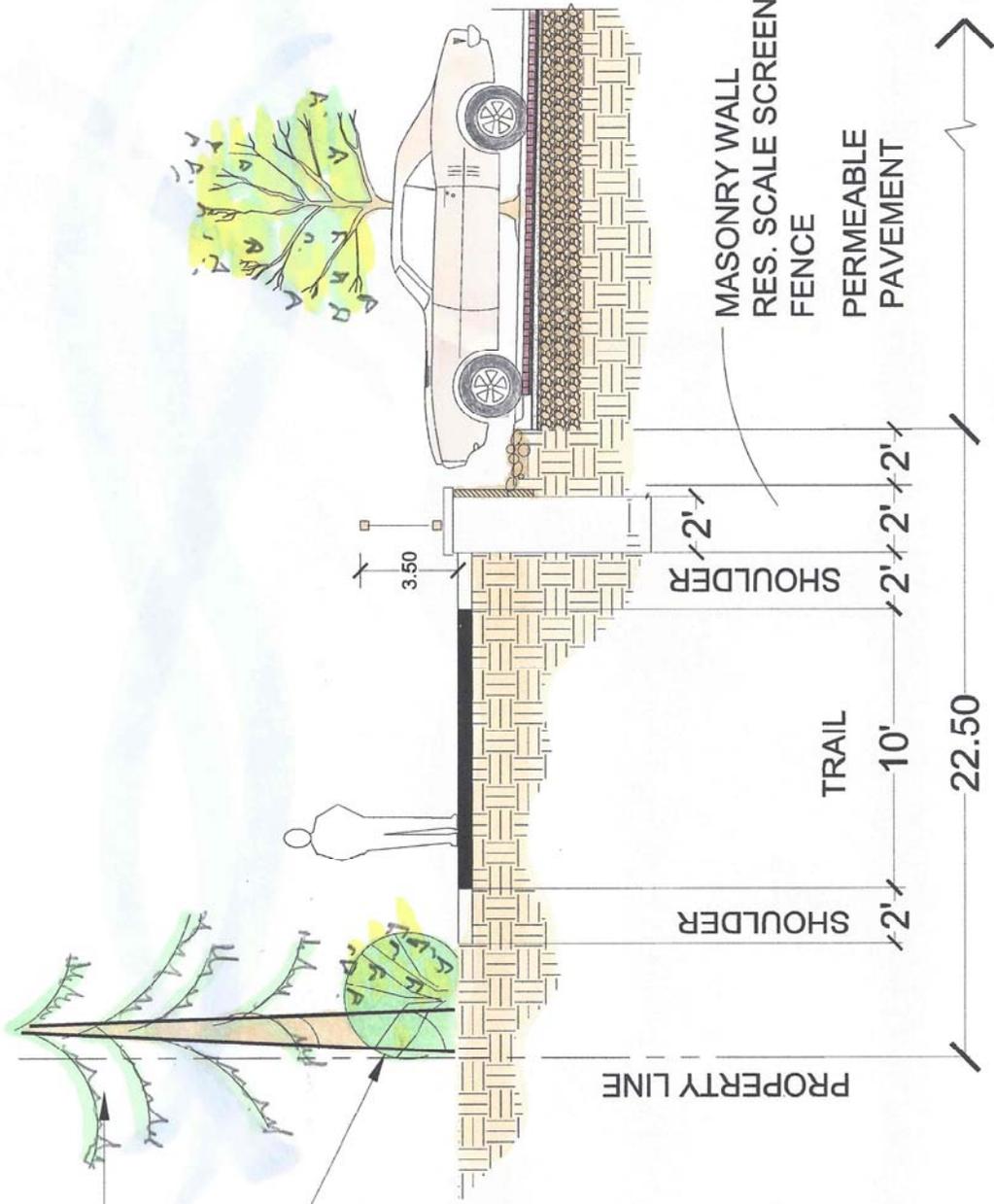
**MMS** **Hawks Design**  
 Landscape Architecture - Site Planning  
 1712 E. College St.  
 Iowa City, Iowa 52245

Option 1 - Section A Trail



EXSTG.  
NORWAY  
SPRUCE,  
50' HT +/-

NEW  
VEGETATIVE  
SCREENING:  
EVERGR.  
SHRUBS,  
COLUMNAR  
TREES, GROUND  
COVER  
BETWEEN EX.  
SPRUCE



MASONRY WALL  
RES. SCALE SCREEN  
FENCE  
PERMEABLE  
PAVEMENT

SHOULDER  
2'

TRAIL  
10'

SHOULDER  
2'

22.50

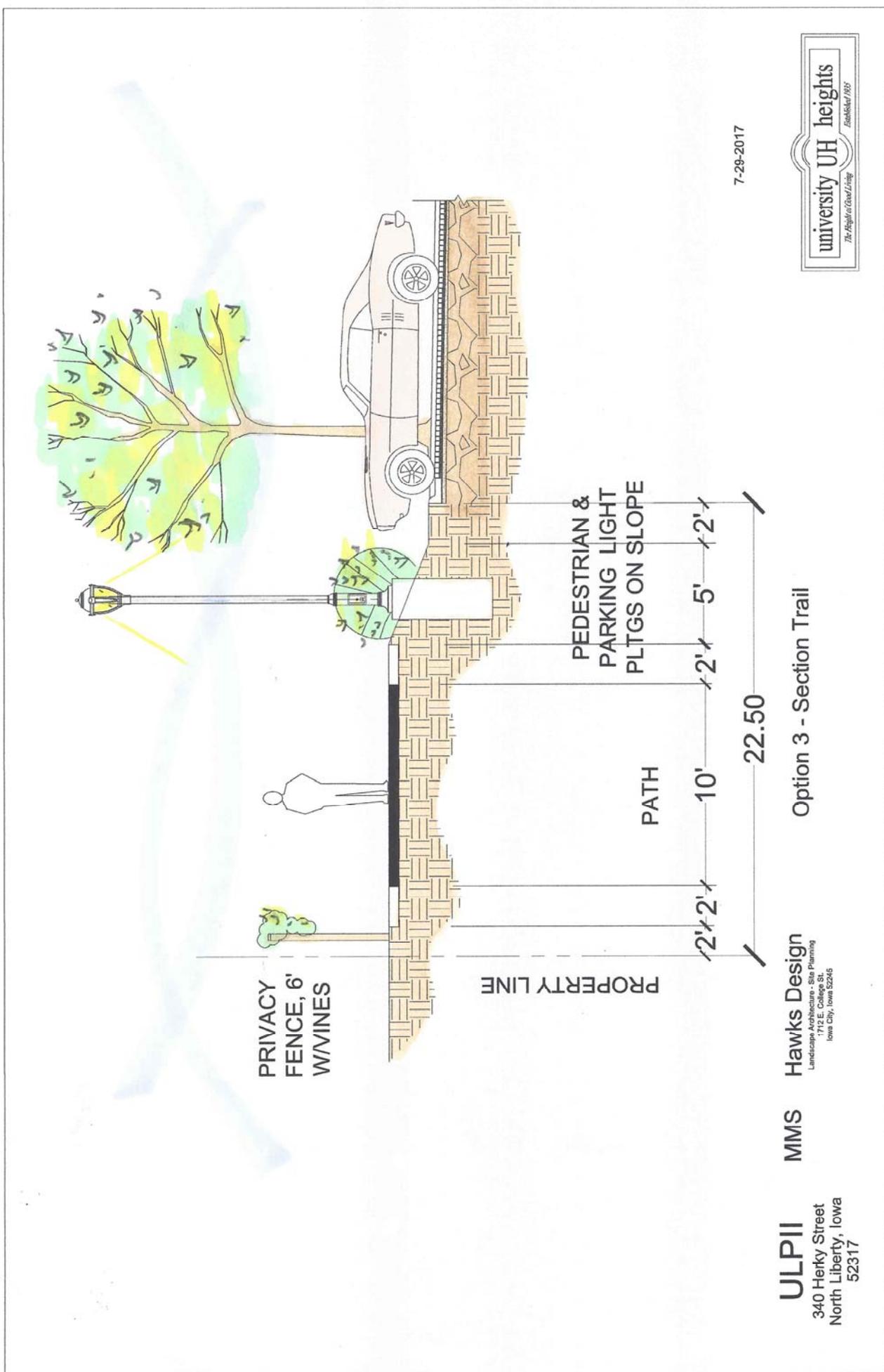
7-29-2017

**ULPII**  
340 Herky Street  
North Liberty, Iowa  
52317

**MMS** **Hawks Design**  
Landscape Architecture • Site Planning  
1712 E. College St.  
Iowa City, Iowa 52245

Option 2 - Section A Trail





7-29-2017



Option 3 - Section Trail

**Hawks Design**  
 Landscape Architecture - Site Planning  
 1712 E. College St.  
 Iowa City, Iowa 52245

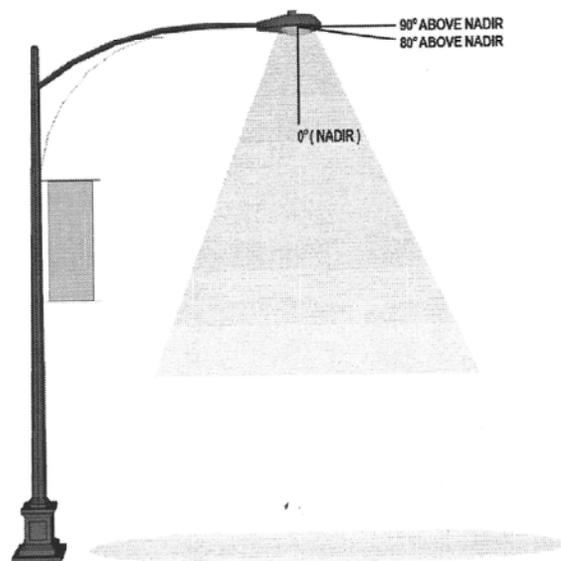
**MMS**

**ULPII**  
 340 Herky Street  
 North Liberty, Iowa  
 52317

**Full Cutoff:** A luminaire light distribution is classified as full cutoff when the luminous intensity (candela) at or above 90 degrees from nadir is zero, and the candela per 1,000 bare lamp lumens does not exceed 100 (10%) at or above a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

**Cutoff:** A luminaire light distribution is classified as cutoff when the luminous intensity (candela) per 1,000 bare lamp lumens does not exceed 25 (2.5%) at or above 90 degrees from nadir, and does not exceed 100 (10%) at or above a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

**Figure 11B-1.04: Luminaire Cutoff Diagram**



**Semicutoff:** A luminaire light distribution is classified as semicutoff when the luminous intensity (candela) per 1,000 bare lamp lumens does not exceed 50 (5%) at or above 90 degrees from nadir, and does not exceed 200 (10%) at or above a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

**Noncutoff:** A luminaire light distribution where there is no candela limitation in the zone above maximum candela.